

AGENDA
WILLIAMSTOWN BOARD OF SELECTMEN
September 23, 2013
7:00 P.M.

200
pm
TOWN OF WILLIAMSTOWN

SEP 19 2013

TOWN CLERK

1. CHAIRMAN'S OPENING STATEMENT
2. ITEMS FOR SELECTMEN'S CONSIDERATION
 - A. Request from Public Safety Building Study Committee for \$25,000 for public safety building space needs and site feasibility evaluations.
 - B. Date for next Board of Selectmen meeting.
3. TOWN MANAGER'S REPORT
4. PETITIONER'S REQUEST
5. OTHER BUSINESS
6. ADJOURN

Williamstown Board of Selectman Minutes
September 23, 2013
7:00 P.M.

Members Present: Jane Allen, Chairman, Ron Turbin, David Rempell, Tom Sheldon

Absent: Jane Patton

Others Present: Peter Fohlin, Cathy Yamamoto, Ken Swiatek, Suzanne Kemple, John Notsley, Andrew Hogeland, Debbie Turnbull

1. OPENING STATEMENT BY CHAIRMAN

Chairman Allen spoke of a Better Business Bureau warning involving a Microsoft Tech Support scam. The information sought by the scammers includes personal information that allows them to access and corrupt your computer. Microsoft does not make unsolicited phone calls.

2. MINUTES – None

3. ITEMS FOR SELECTMAN'S CONSIDERATION

- A. Request from Public Safety Building Study Committee for \$25,000 for public safety building space needs and site feasibility evaluations.

Andrew Hogeland petitioned the board to release \$25,000 to start the bidding process for hiring a consultant to assess the square footage needed, internal and external foot plans and site evaluations for a new public safety building. The committee is exploring the possibility of combining the police and fire building needs into one site. Vehicles for the Fire Warden may also be housed at the new facility. The tanker truck is currently housed in heated building at the transfer station. Mr. Rempell made a motion to approve \$25,000 to start the bidding process to hire a consultant to assess a new public safety building. The motion was seconded by Mr. Sheldon. Mr. Rempell asked Mr. Hogeland about dual processes regarding both the police and fire station needs assessments. Mr. Hogeland will ask the consultant to evaluate if both departments' needs can be accommodated on the same site. This evaluation will not include the fire departments space needs analysis. The Fire Department will be providing its own space needs analysis. The Ambulance service is also not included in the space needs evaluations. There may be some consideration given to using the old fire station for the ambulance service. Mr. Rempell asked for a timeline for completion of the site and space needs evaluation. Mr. Hogeland is hopeful that it will be completed within a couple months. David Rempell asked if the previous space needs study had been given to the committee. Mr. Fohlin confirmed that the two story plan has been posted online. Mr. Rempell asked if \$25,000 was enough money. Mr. Hogeland stated it was an educated guess. Mr. Rempell suggested increasing the amount. Mr. Fohlin advised that allocations over \$25,000 required an advertised public procurement process. The current process

requires a solicitation of three vendors. If the bids exceed \$25,000 a new advertised procurement process will be required because the original process would be considered flawed. Mr. Fohlin recommended that the motion be amended to state up to \$25,000. This provides only the money required to complete the assessment. Mr. Rempell wanted to amend the motion to allow \$25,000 in the event the committee encountered additional expenses. Mr. Fohlin advised that the motion would need to include other purposes than the site and space evaluations. Ms. Allen felt it was cleaner to amend the motion for up to \$25,000. Mr. Rempell amended the motion to allow up to \$25,000 for the site assessment. Motion seconded by Mr. Sheldon. Motion carried 4-0-0.

B. Date for next Board of Selectman's meeting.

Due to a conflict with the Fire District's meeting Ms. Allen requested the Selectman's meeting be moved to October 15 at 5:00 pm rather than 7:00 pm. All agreed.

4. TOWN MANAGER'S REPORT

See attached and at www.williamstown.net

It was noted that the AG office has determined that the tenant's refusal will not be effective until October 5, 2013. FEMA has also denied the town's request to extend the 90 day window for taking possession of the Spruces and removing incompatible facilities. This will require a modification of the Selectmen's signed contract. The new agreement will extend the date of ownership and placement of a conservation restriction on the Spruces property just prior to March 28, 2016. Management of the property will be the responsibility of the town for those residents who choose not to vacate immediately. The revised document will be included at the special town meeting likely to occur sometime in November. A two week notice is needed for the special town meeting. Mr. Fohlin hopes to have the warrant ready for October 28, 2013. The warrant will authorize the town to acquire ownership of the Spruces property. Mr. Sheldon asked if a single warrant would be presented. A single warrant is expected but if circumstances warrant, it could be split. This delay affects only the ownership of the park. It does not affect the resident's payments. Suzanne Kemple asked for the earliest date residents would receive their payments. Mr. Fohlin advised that he could not commit to a specific date. He indicated that the relocation recovery agent needs to be identified and approved by the Mass Dept of Housing and Community. This procurement process has already started. A list of qualified agents has been identified and a hiring process will occur. The issuing of resident's payments will likely occur after the special town meeting but the two events are independent of each other. Mr. Fohlin advised that the Board of Selectmen has accepted the grant monies. The special town meeting is to determine if the town wants to accept ownership of the property. Only the citizens of Williamstown can decide to accept ownership. If the town votes not to own the property, ownership will remain with Morgan Management and the grant monies will be turned over to Morgan Management.

Mr. Swaitek asked if there would be any articles from the school district. Ms. Allen advised that the Mount Greylock Regional School District is planning to present warrant articles at the Annual Town Meeting in the spring.

5. PETITIONER'S REQUEST

- A. Fire Department Building Site Request- John Notsley addressed the board regarding the upcoming Fire District Meeting scheduled for October 15, 2013 @ 7:00. The Fire District wants to purchase the Lehovet property and complete the demolition of existing buildings as well as site work for \$575,000.00 which it will finance with a two year note. The district intends to use \$350,000.00 from its free cash account. Mr. Notsley also noted that the fire district's tax rate dropped from .66 to .58 per thousand. The Fire District entered the RFP process in 2009. The 3.7 acres parcel is currently designed to house only the Fire District building. Mr. Sheldon asked why the Lehovet property was desirable. Mr. Notsley stated that the goal of the Fire Department is to save lives. Due to its central location it gives the department the best access to the greatest population. Mr. Rempell asked why the request is just for land rather than land and building. He expressed a concern that the town could end up owning the property and not receive approval for the building. The Fire District has the right of first refusal on the property and the Lehovet heirs are anxious to sell. The plans for the building are not ready. The new building is intended to address the community's needs for the next 50 years and will include bunk facilities for a possible future fulltime fire department. The site will require additional fill to meet the 500 year flood plan. Mr. Notsley indicated a joint project with the Police Department might be an option if the Agway property was acquired. Access to the property would be from the back of the property not Route 2. Mr. Hogeland felt it was too early to say both needs couldn't be met on the Lehovet property. The size of the buildings would be the driving factor.
- B. Affordable Housing Committee- Cathy Yamamoto commented on the loss of four to five affordable housing units at the Lehovet property. She also inquired about the residency of the volunteer fire department. Mr. Notsley indicated that all but one live in town. Cathy Yamamoto addressed the board regarding public input meetings at the Elementary School for 59 Water Street and the Photech site on Cole Avenue. The meeting for 59 Water Street is scheduled for September 30, 2013. The Photech meeting is scheduled for October 10, 2013. The meetings are scheduled for 7:00 pm. Letters have been mailed to area residents on Water Street. Letters will be mailed to the Cole Avenue residents next week. The meetings will be facilitated by Connie Kruger and Jennifer Goldson.

6. Other Business

- A. Mr. Sheldon advised the board that he has replaced Stan Parese as Chair of the Affordable Housing Trust Board. The board may pursue private properties for housing. They are exploring the process for acquisition of properties through the Uniform Procurement Act with help from Mr. Fohlin. Funding may be requested from CPA funds.
- B. Ron Turbin mentioned a conference sponsored by the Berkshire County Regional Planning Commission at the Pittsfield Country Club involving the reuse of Mills and Industrial sites. He expressed an interest in attending October 17th at 6:30 pm.

- C. Jane Allen spoke on behalf of Jane Hudson, representative for Williamstown on the Cultural Council, regarding Cultural Council grants for projects slated from January to December 2014. The deadline for application is October 2013. Peter will post information regarding the grant deadlines.

7. Adjournment

Mr. Rempell made a motion to adjourn at 8.12 pm, seconded by Mr. Sheldon. Motion passed 4-0-0.

NEXT MEETING: Tuesday, October 15, 2013 @ 5:00 pm.

Respectfully submitted,
